

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT _			Leakey		
	(Stre	et Address and City)			
THIS NOTICE IS A DISCLOSURE OF SELLE SELLER AND IS NOT A SUBSTITUTE FOR A WARRANTY OF ANY KIND BY SELLER OF	NY INSPECTIONS OR WARRANT				
Seller [v is [] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _					
	Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:				
Range	Y Oven		Microwave		
Dishwasher	Trash Compactor	N	Disposal		
Washer/Dryer Hookups	Y Window Screens	N	Rain Gutters		
N Security System	// Fire Detection Equipment	N	Intercom System		
	N Smoke Detector				
	N Smoke Detector-Hearing Imp	paired			
	N Carbon Monoxide Alarm				
	N Emergency Escape Ladder(s	s)			
	Cable TV Wiring	DTV	Satellite Dish		
Y Ceiling Fan(s)	Attic Fan(s)	N	Exhaust Fan(s)		
Central A/C	Y Central Heating	_N_	Wall/Window Air Conditioning		
Plumbing System	Y Septic System	N	Public Sewer System		
Patio/Decking	N Outdoor Grill	7	Fences		
N Pool	N Sauna	_N_	Spa N Hot Tub		
N Pool Equipment	N Pool Heater	7	Automatic Lawn Sprinkler System		
Fireplace(s) & Chimney (Wood burning)		N	Fireplace(s) & Chimney (Mock)		
Natural Gas Lines		N	Gas Fixtures		
Liquid Propane Gas: LP Com	munity (Captive) LP on Proper	rty			
Fuel Gas Piping: Black Iron P	ipe Corrugated Stainless Stee	Tubing Coppe	er		
Garage: _/V_ Attached	Not Attached	Y Carport			
Garage Door Opener(s): Electro	pnic	Control(s)			
Water Heater: Gas		Y Electric			
Water Supply: City	Well	_MUD	Со-ор		
Roof Type: Metal, Stand	ng seam	Age:	(approx.)		
Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that a need of repair? Yes Mo Unknown. If yes, then describe. (Attach additional sheets if necessary):					
· · · · · · · · · · · · · · · · · · ·			The same of the sa		

Seller's Disclosure Notice Concerning the Prope	US Hwy. 83 North erty at Leakey, TX 78873 (Street Address and City)	09-01-20 Page 2
Does the property have working smoke detector 766, Health and Safety Code?* [Yes [N (Attach additional sheets if necessary):		
Chapter 766 of the Health and Safety Code installed in accordance with the requirements of including performance, location, and power socieffect in your area, you may check unknown at require a seller to install smoke detectors for the will reside in the dwelling is hearing impaired; (2 a licensed physician; and (3) within 10 days after smoke detectors for the hearing impaired and so the cost of installing the smoke detectors and which is	of the building code in effect in the area in values requirements. If you do not know the bove or contact your local building official for more hearing impaired if: (1) the buyer or a mem (2) the buyer gives the seller written evidence of the effective date, the buyer makes a written pecifies the locations for the installation. The page	which the dwelling is located, building code requirements in more information. A buyer may ber of the buyer's family who if the hearing impairment from request for the seller to install
Are you (Seller) aware of any known defects/mall if you are not aware.	functions in any of the following? Write Yes (Y)	if you are aware, write No (N)
Interior Walls under some well _	N Ceilings	N Floors
N Exterior Walls lighter	/\ Doors	N Windows
N Roof	N Foundation/Slab(s)	_
N Walls/Fences	N_ Driveways	Intercom System
N Plumbing/Sewers/Septics Other Structural Components (Describe):	Electrical Systems	Lighting Fixtures
If the answer to any of the above is yes, explain. (Att	in color - only in a few	places.
Pictures May be lighter	ons? Write Yes (Y) if you are aware, write No (N) if y	ou are not aware.
Are you (Seller) aware of any of the following condition	ons? Write Yes (Y) if you are aware, write No (N) if y sects) Previous Structural or Roof Rep	ou are not aware.
Are you (Seller) aware of any of the following condition A Active Termites (includes wood destroying institute of the following condition).	ons? Write Yes (Y) if you are aware, write No (N) if y sects) N Previous Structural or Roof Repair N Hazardous or Toxic Waste N Asbestos Components	ou are not aware.
Are you (Seller) aware of any of the following condition A Active Termites (includes wood destroying installar). Termite or Wood Rot Damage Needing Repairs	ons? Write Yes (Y) if you are aware, write No (N) if y sects) N Previous Structural or Roof Repair N Hazardous or Toxic Waste N Asbestos Components Urea-formaldehyde Insulation	ou are not aware.
Are you (Seller) aware of any of the following condition A Active Termites (includes wood destroying instance) A Termite or Wood Rot Damage Needing Repair N Previous Termite Damage N Previous Termite Treatment N Improper Drainage	ons? Write Yes (Y) if you are aware, write No (N) if you sects) N Previous Structural or Roof Repair N Hazardous or Toxic Waste N Asbestos Components N Urea-formaldehyde Insulation N Radon Gas	ou are not aware.
Are you (Seller) aware of any of the following condition A Active Termites (includes wood destroying instance) Termite or Wood Rot Damage Needing Repart Previous Termite Damage Previous Termite Treatment Improper Drainage N Water Damage Not Due to a Flood Event	ons? Write Yes (Y) if you are aware, write No (N) if you sects) Previous Structural or Roof Repair Hazardous or Toxic Waste Asbestos Components Urea-formaldehyde Insulation Radon Gas Lead Based Paint	ou are not aware.
Are you (Seller) aware of any of the following condition A Active Termites (includes wood destroying instance) A Termite or Wood Rot Damage Needing Repair N Previous Termite Damage N Previous Termite Treatment N Improper DraInage N Water Damage Not Due to a Flood Event Landfill, Settling, Soil Movement, Fault Lines	ons? Write Yes (Y) if you are aware, write No (N) if you sects) Previous Structural or Roof Repair Hazardous or Toxic Waste Asbestos Components Urea-formaldehyde Insulation Radon Gas Lead Based Paint Aluminum Wiring	ou are not aware.
Are you (Seller) aware of any of the following condition A Active Termites (includes wood destroying instance) Termite or Wood Rot Damage Needing Repart Previous Termite Damage Previous Termite Treatment Improper Drainage N Water Damage Not Due to a Flood Event	ons? Write Yes (Y) if you are aware, write No (N) if you sects) Previous Structural or Roof Repair Hazardous or Toxic Waste N Asbestos Components Urea-formaldehyde Insulation Radon Gas N Lead Based Paint N Aluminum Wiring Previous Fires	ou are not aware.
Are you (Seller) aware of any of the following condition A Active Termites (includes wood destroying instance) A Termite or Wood Rot Damage Needing Repair N Previous Termite Damage N Previous Termite Treatment N Improper DraInage N Water Damage Not Due to a Flood Event Landfill, Settling, Soil Movement, Fault Lines	ons? Write Yes (Y) if you are aware, write No (N) if you sects) Previous Structural or Roof Repair Hazardous or Toxic Waste Asbestos Components Urea-formaldehyde Insulation Radon Gas Lead Based Paint Aluminum Wiring	ou are not aware.

	Seller's Disclosure Notice Concerning the Property at Leakey, TX 78873 Page 3 (Street Address and City)				
j.	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? [] Yes (if you are aware) No (if you are not aware). If yes, explain. (attach additional sheets if necessary).				
š.	Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.				
	N Present flood insurance coverage				
	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir				
	N Previous water penetration into a structure on the property due to a natural flood event				
	Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.				
	N Located [] wholly [] partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)				
	N Located [] wholly [] partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))				
	N Located [] wholly [] partly in a floodway				
	N Located [] wholly [] partly in a flood pool				
	Located Wholly partly in a reservoir				
	If the answer to any of the above is yes, explain (attach additional sheets if necessary):				
	"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding. "Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers. "Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.) "Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height. "Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is				
	intended to retain water or delay the runoff of water in a designated surface area of land. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* [] Yes [] No. If yes, explain (attach additional sheets as necessary):				
*	*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s). Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? Yes Vo. If yes, explain (attach additional sheets as necessary):				

Page 4

(Street Address and City)

Are y				
	ou (Seller) aware of any of the fo	ollowing? Write Yes (Y) if yo	ou are aware, write No (N) if you are not aw	are.
Ν	Room additions, structural r compliance with building code	modifications, or other alt s in effect at that time.	erations or repairs made without neces	sary permits or not in
N	_ Homeowners' Association or n	naintenance fees or assess	ments.	
N	Any "common area" (facilitie with others.	s such as pools, tennis c	courts, walkways, or other areas) co-own	ed in undivided interest
N	Any notices of violations of de Property.	ed restrictions or governme	ental ordinances affecting the condition or us	se of the
N	_ Any lawsuits directly or indirec	tly affecting the Property.		
N	_ Any condition on the Property	which materially affects the	physical health or safety of an individual.	
N			erty that is larger than 500 gallons and t	hat uses a public water
N	_ Any portion of the property tha	at is located in a groundwate	er conservation district or a subsidence dist	rict.
If the	answer to any of the above is y	es, explain. (Attach addition	nal sheets if necessary):	
If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the meaningh tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.				
high (Cha mayl	tide bordering the Gulf of Me apter 61 or 63, Natural Resour be required for repairs or in	exico, the property may be rees Code, respectively) a approvements. Contact the	e subject to the Open Beaches Act or to and a beachfront construction certificate of	the Dune Protection Act r dune protection permit
high (Cha mayl adjac This zone Insta	tide bordering the Gulf of Me apter 61 or 63, Natural Resour be required for repairs or in cent to public beaches for more property may be located near as or other operations. Informatial allation Compatible Use Zone Solutemet website of the militar	exico, the property may be rees Code, respectively) as approvements. Contact the information. The a military installation and ation relating to high noise Study or Joint Land Use St	e subject to the Open Beaches Act or to and a beachfront construction certificate of	the Dune Protection Act r dune protection permit hority over construction stallation compatible use in the most recent Air and may be accessed on
high (Cha mayl adjace This zone Insta the locat	tide bordering the Gulf of Me apter 61 or 63, Natural Resour be required for repairs or in cent to public beaches for more property may be located near as or other operations. Informational allation Compatible Use Zone Solutemet website of the militar ted.	exico, the property may be rees Code, respectively) as a provements. Contact the information. The a military installation and ation relating to high noise study or Joint Land Use Sty installation and of the	e subject to the Open Beaches Act or and a beachfront construction certificate of elocal government with ordinance autimay be affected by high noise or air insee and compatible use zones is available study prepared for a military installation at	the Dune Protection Act r dune protection permit hority over construction stallation compatible use in the most recent Air and may be accessed on
high (Cha mayl adjace This zone Insta the local	tide bordering the Gulf of Me apter 61 or 63, Natural Resour be required for repairs or in cent to public beaches for more property may be located near as or other operations. Informaliation Compatible Use Zone Solnternet website of the militar ted.	exico, the property may be rees Code, respectively) as approvements. Contact the information. The a military installation and ation relating to high noise Study or Joint Land Use St	e subject to the Open Beaches Act or and a beachfront construction certificate of elocal government with ordinance autimay be affected by high noise or air insee and compatible use zones is available study prepared for a military installation at	the Dune Protection Act r dune protection permit hority over construction stallation compatible use in the most recent Air and may be accessed on
high (Cha mayl adjace This zone Insta the local place)	tide bordering the Gulf of Me apter 61 or 63, Natural Resour be required for repairs or in cent to public beaches for more property may be located near as or other operations. Informaliation Compatible Use Zone Solnternet website of the militar ted.	exico, the property may be ces Code, respectively) an approvements. Contact the information. The a military installation and ation relating to high noise study or Joint Land Use Sty installation and of the Date	e subject to the Open Beaches Act or and a beachfront construction certificate of ellocal government with ordinance autimay be affected by high noise or air integrand compatible use zones is available study prepared for a military installation allocunty and any municipality in which the Signature of Seller	the Dune Protection Act r dune protection permit hority over construction stallation compatible use in the most recent Air and may be accessed on the military installation is



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO. 55-0. This form replaces OP-H.



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.

©Texas Association of REALTORS®, Inc., 2004

CC	US Hwy. 83 North NCERNING THE PROPERTY AT Leakey, TX 78873			
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:			
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown		
	(2) Type of Distribution System: field lines	Unknown		
	(3) Approximate Location of Drain Field or Distribution System: South of the house	Unknown		
	(4) Installer: <u>Orb Preece</u>	Unknown		
	(5) Approximate Age: 18 yrs.	Unknown		
В.	MAINTENANCE INFORMATION:			
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor:	Yes No		
	Phone: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain no sewer facilities.)	n-standard" on-site		
	(2) Approximate date any tanks were last pumped?Never			
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes No		
	(4) Does Seller have manufacturer or warranty information available for review?	☐Yes 76No		
C.	PLANNING MATERIALS, PERMITS, AND CONTRACTS:			
-,	(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when OSSF was instemation maintenance contract manufacturer information warranty information (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.			
	(3) It may be necessary for a buyer to have the permit to operate an on- transferred to the buyer.	site sewer facility		
(Т)	XR-1407) 1-7-04 Initialed for Identification by Buyer, and Seller <u>GJ+</u> ,	Page 1 of 2		

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of Seller Gloria Talley	11(12/2024 Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date